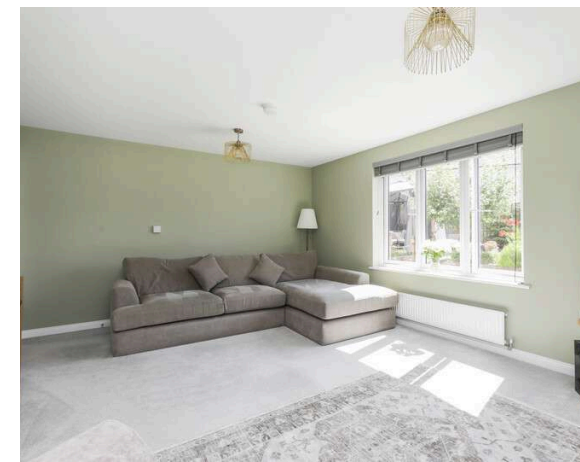




10 Alexander Gardens, Dunbar, East Lothian, EH42 1ZS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

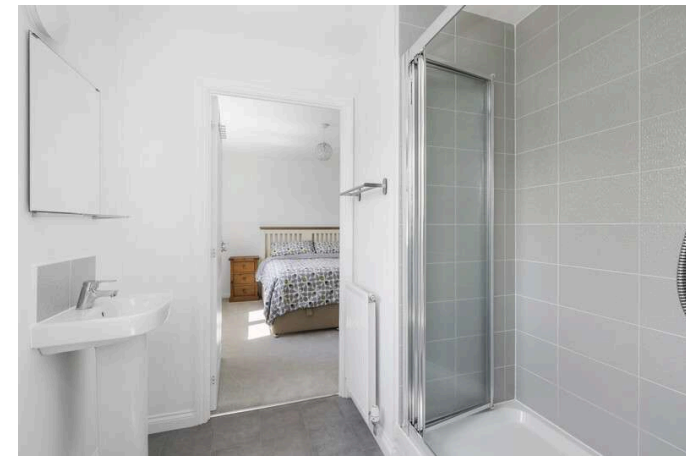
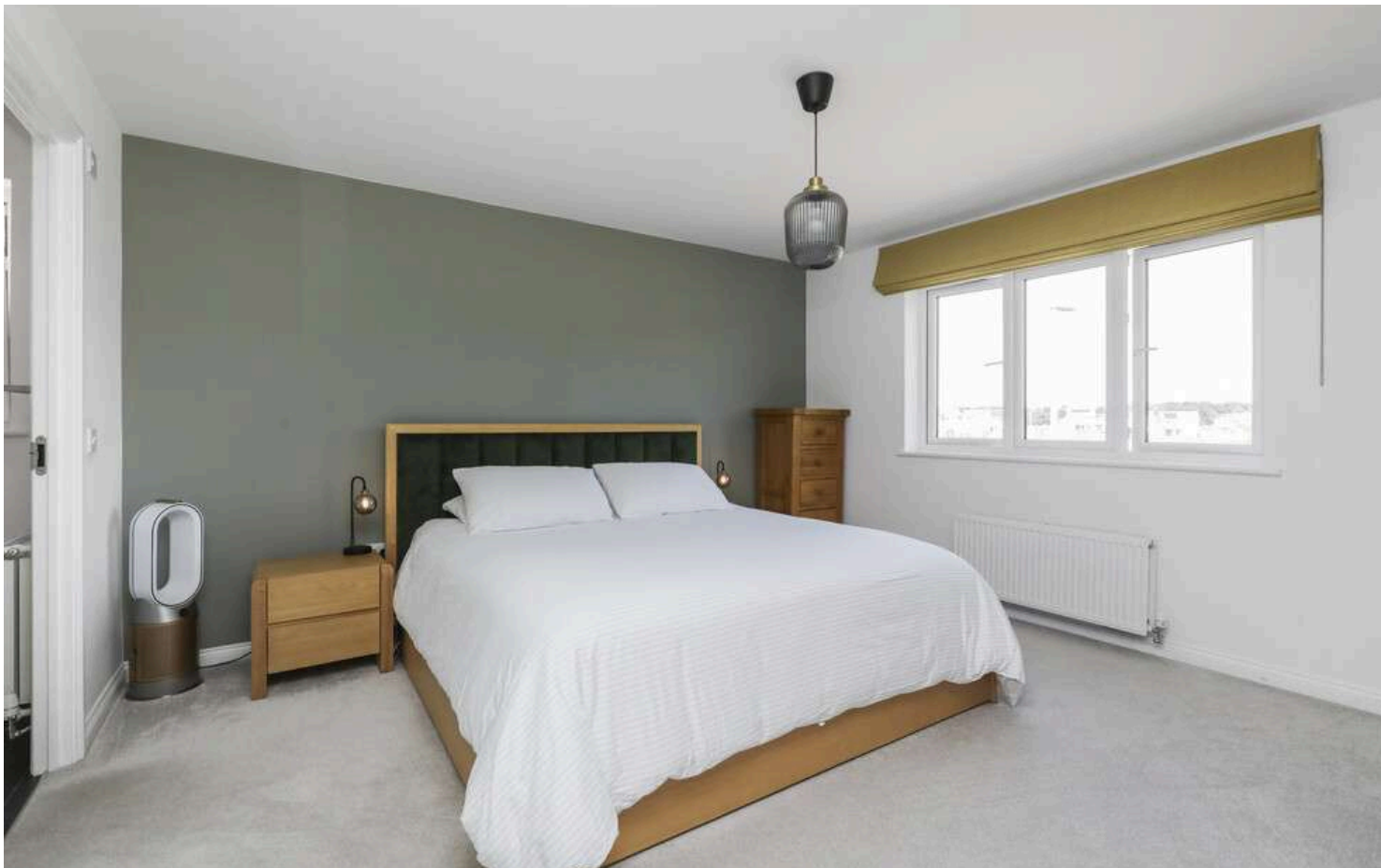


Welcome to the stunning 10 Alexander Gardens, Dunbar. We at McDougall McQueen are delighted to present to the market this gorgeous bright and spacious detached villa, occupying a prime location with an open outlook, in a much sought after modern residential estate in the lovely historic East Lothian coastal town of Dunbar. Conveniently located on the outskirts of Dunbar, providing flexible accommodation over two levels the property has access to the varied amenities Dunbar has to offer, including excellent schooling. The accommodation is offered in walk-in condition throughout, offering a turn key opportunity for potential purchasers. This spacious property is enhanced with double glazing, Hive controlled dual zone gas heating system, solar panels (eighteen) supplying the property with almost all of its electrical needs, with any excess being fed back into the grid. The gardens are gorgeous having been completely landscaped, providing a lovely setting for relaxation or outside entertaining. A driveway provides off-street parking for two cars with and EV charging point and access to a large integral garage. An ideal purchase for professional couples and families looking for spacious modern living with outside space.

- Superb sought-after modern residential location on East Lothians stunning coastline
- Flexible and spacious family living accommodation
- Gorgeous open outlook to the front
- Entrance hallway
- Dining/Family room with front facing window
- Utility room with sink, integrated washing machine and under stair store cupboard
- Ground floor WC
- Spacious living room with rear facing window
- Lovely modern fitted dining kitchen with French doors to the rear, a range of base and wall units, under lighting, ceramic sink, quality appliances including induction hob, extractor, double oven, large integrated fridge with freezer compartment, and integrated dishwasher







- Upper hallway with loft access and airing store cupboard
- Gorgeous main bedroom with two walk-in dressing rooms
- Ensuite shower room with double shower base, wc, and sink
- Bedroom two with built-in mirrored wardrobes
- Jack and Jill ensuite shower room (accessed from bedroom two and bedroom three)
- Bedroom three & four
- Stunning four-piece family bathroom with double shower base, bath, wc, and sink
- Hive controlled dual zone gas central heating and double glazing
- Solar panel system providing low-cost electrical supply
- Superb garden grounds to the front and rear providing various areas for relaxation and outside entertaining with outside tap and garden shed
- Driveway providing off-street parking, EV charging point, and access to a large integral garage with light and power





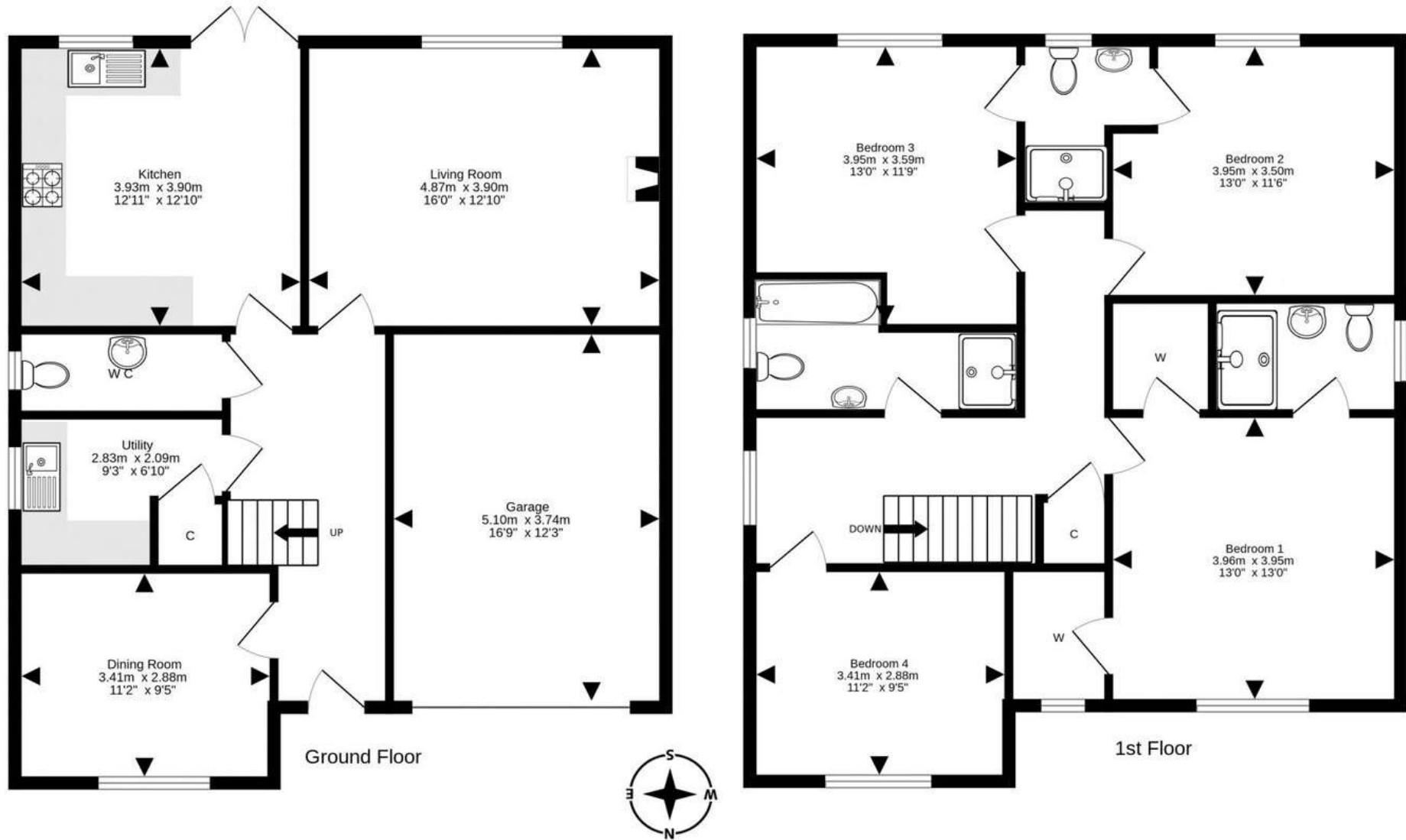
## Location

Dunbar is a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station, and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, an art gallery, coffee houses, and restaurants, providing all the local shopping and outlets required for family life. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to a Sports and Fitness Hub, and a top-of-the-range gym facility. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and the fridge freezer. Integrated appliances, free-standing white goods and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

EPC Band - A



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

